

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address NEXUS BANKRUPTCY Benjamin Heston (297798) 3090 Bristol Street #400 Costa Mesa, CA 92626 Tel: 949.312.1377 Fax: 949.288.2054 ben@nexusbk.com	FOR COURT USE ONLY <div style="border: 1px solid black; padding: 10px; text-align: center;">FILED & ENTERED FEB 25 2025 CLERK U.S. BANKRUPTCY COURT Central District of California BY hawkinso DEPUTY CLERK</div>
<input checked="" type="checkbox"/> Attorney for: <i>Debtors</i>	
UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA -<u>RIVERSIDE</u> DIVISION	
In re: TODD DIEDRICH, and ASHLEY ESQUIVEL,	CASE NO.: 6:23-bk-12440-RB CHAPTER: 13
	ORDER ON: <input type="checkbox"/> DEBTOR'S MOTION TO MODIFY PLAN OR SUSPEND PLAN PAYMENTS <input type="checkbox"/> DEBTOR'S MOTION FOR AUTHORITY TO REFINANCE REAL PROPERTY <input checked="" type="checkbox"/> DEBTOR'S MOTION FOR AUTHORITY TO SELL REAL PROPERTY <input type="checkbox"/> DEBTOR'S MOTION FOR AUTHORITY TO ENTER INTO LOAN MODIFICATION <input type="checkbox"/> OTHER:
	<input checked="" type="checkbox"/> No hearing held <input type="checkbox"/> Hearing held DATE: TIME: COURTROOM: PLACE: Debtor(s).

Based on Debtor's motion filed on (*date*) February 18, 2025 as docket entry number 86 and the recommendation of the chapter 13 trustee, it is ordered that Debtor's motion is:

Granted Denied

- Granted on the terms set forth in the chapter 13 trustee's comments on [Docket no. 88] or objection to Debtor's motion
- (A) Immediately upon close of escrow debtor shall provide the Trustee with a final closing statement showing all liens paid off through escrow so Trustee can stop payments on the claim(s),
(B) Escrow is instructed to turn over excess sales proceeds, if any, to the Trustee in the amount specific in the Trustee's demand to escrow. The balance of any proceeds in excess of the Trustee's demand may be paid to the debtor(s),
(C) That all lienholders consent to the release of their liens.
(D) The Trustee is authorized to take his statutory fee on secured and priority debts paid through escrow.

Granted on the following conditions:

Set for hearing on (date) _____ at (time) _____.

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Date: February 25, 2025



Magdalena Reyes Bordeaux
United States Bankruptcy Judge